

THE STATE OF TEXAS       §  
  §  
COUNTY OF ANDERSON     §

KNOW ALL MEN BY THESE PRESENT:

**PROPERTY OWNERS' ASSOCIATION MANAGEMENT CERTIFICATE**  
**DOGWOOD SPRINGS HOMEOWNERS' ASSOCIATION**

WHEREAS Section 209.004 (a) of the Texas Property Code requires that a property owners' association file a Property Owners' Association Management Certificate in the Real Property Records of the county and index the documents as "Property Owners' Association Management Certificate" in which the property is located; and,

WHEREAS Dogwood Springs Homeowners' Association is a property owners' association as defined in Section 209.003 of the Texas Property Code and has property in its jurisdiction in Anderson County, Texas.

NOW THEREFORE, the following information is provided to comply with the requirements of Section 209.004 (a) of the Texas Property Code and supersedes all previous management certificates filed of record in the Real Property Records of Anderson County, Texas, if any.

Name of Association: Dogwood Springs Homeowners' Association. It is Texas nonprofit corporation.

Name of Subdivision: Frankston Properties No. 1 and 2, Texas Mini Ranches No. 1 and 2, Five Stars No. 3 and Frankston Properties No. 3 Subdivisions, recorded in the real property records of Anderson County, Texas.

Recording Data for Governing Documents:

Amended and Restated Declaration of Restrictive Covenants of the Frankston Properties No. 1 and 2, Texas Mini Ranches No. 1 and 2, Five Stars No. 3 and Frankston Properties No. 3 Subdivisions was filed on June 30, 2010, in the real property records of Anderson County, Texas under Clerk's File Number 201004415, which is applicable to all sections of the community.

Amended Bylaws of Dogwood Springs Homeowners' Association were filed on January 13, 2020 in the real property records of Anderson County, Texas under Clerk's File Number 2020-191, which is applicable to all sections of the community.

Name of Representative Managing the Association:

Gerard Pearson, President  
P.O. Box 1146  
Frankston, Texas 75763-1146

[dogwoodspringshoa18@gmail.com](mailto:dogwoodspringshoa18@gmail.com)  
218-251-7103

Website: The Association's website may be found at  
<https://sites.google.com/site/dogwoodspringshoa/>.

Fees Due Upon Property Transfer: The maximum fees to be charged related to a property transfer are \$100.

Resale Certificates: Resale Certificates may be requested by emailing  
[dogwoodspringshoa18@gmail.com](mailto:dogwoodspringshoa18@gmail.com).

EXECUTED this 5 day of <sup>July</sup>~~June~~, 2023.

DOGWOOD SPRINGS  
HOMEOWNERS' ASSOCIATION

By:   
Gerard Pearson, President

THE STATE OF TEXAS     §  
  §  
COUNTY OF ANDERSON   §

<sup>July</sup>~~June~~ This instrument was acknowledged before me on the 5 day of  
~~June~~, 2023, by Gerard Pearson, President of Dogwood Springs  
Homeowners' Association, a Texas nonprofit corporation, in the capacity stated on behalf of said  
corporation.

Brenda McMichael  
Notary Public in and for the State of Texas

✓  
RETURN TO:  
Dogwood Springs Homeowners' Association  
P.O. Box 1146  
Frankston, Texas 75763-1146





\*VG-751-2023-3898\*

Anderson  
County  
Mark Staples  
Anderson County  
Clerk

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**Document Number:** 2023 - 3898

Real Property Recordings

PROPERTY OWNERS ASSOCIATION MANAGEMENT  
CERTIFICATE

Recorded On: July 10, 2023 04:01 PM

Number of Pages: 3

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**" Examined and Charged as Follows: "**

Total Recording: \$30.00

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\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\*

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY  
because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 2023 - 3898  
Receipt Number: 20230710000046  
Recorded Date/Time: July 10, 2023 04:01 PM  
User: Marley V  
Station: anco\_ws445

**Record and Return To:**

DOGWOOD SPRINGS HOMEOWNERS  
P O BOX 1146  
FRANKSTON TX 75763



STATE OF TEXAS  
COUNTY OF ANDERSON

I hereby certify that this Instrument was FILED in the File Number sequence on the date/time  
printed hereon, and was duly RECORDED in the Official Records of Anderson County, Texas.

Mark Staples  
Anderson County Clerk  
Anderson County, TX

*Mark Staples*